



CITY OF MIAMI SPRINGS, FLORIDA

The regular meeting of the **Miami Springs Code Enforcement Board** was held on **Tuesday, October 4, 2011** at 7:11 p.m. in the Council Chambers at City Hall.

1) Call to Order/Roll Call

The meeting was called to order at 7:11 p.m. by Chairman Marlene B. Jimenez.

Present: Chairman Marlene B. Jimenez
Vice-Chairman Raul Saenz
John Bankston
Rhonda Calvert
Walter Dworak
Robert Williams

Also Present: Code Compliance Officer Harold (Tex) Ziadie
Code Compliance Officer Awilda Rivera
Council Liaison-Councilwoman Jennifer Ator

Absent: Jacqueline Martinez-Regueira

2) Invocation/Salute to the Flag

All present participated.

3) Approval of Minutes:

Minutes of the August 2, 2011 meeting were **approved as written**.

Board member John Bankston moved to approve the minutes of August 2, 2011. Vice-Chairman Raul Saenz seconded the motion, which was passed unanimously by acclamation, all members voting “aye”.

4) OLD BUSINESS- CASES

- | | | |
|----|------------|--|
| 1) | Case# | 10-1075 |
| | Address: | 273 Navajo Street |
| | Owner: | Sonja J. Broom for the Estate of Robert Denton |
| | Violation: | Section 93-13 Maintenance of Property |

Ms Broom was not present.

Tex Ziadie presented an update to the case as follows:

At the August 2, 2011 CE Board meeting, the following decision was made:

Board member Rhonda Calvert made a motion to grant Ms Broom 30 days to:

1-Get rid of the two vehicles (campers).

2-Remove the vines and clean up around the house.

3-Remove the fallen tree.

In addition, Ms Broom was to come back to the Board at the September 6th, 2011 meeting and provide the Board with a timetable for the sale or demolition of the house. The motion was seconded by Vice-Chairman Raul Saenz and it passed unanimously on roll call vote.

Ms Broom was offered help by various Board members to get someone to haul away the campers and also help from the Building Department if she decided to demolish the house.

Since the September Board meeting was cancelled, Ms Broom was advised of a thirty day extension. To date the only work that has been done is the mowing of the grass and the removal of the fallen tree. The campers are still there.

On October 4, 2011, Officer Taveras received an E-Mail from Ms Broom notifying us that she would not be able to attend the meeting. She was advised by Officer Taveras that we would be recommending a daily fine of \$100 be levied against the property for failure to remove the two campers by the deadline previously set (30 days from the August meeting).

Ms Broom's E-Mail was displayed (a copy of the E-Mail is attached at the end of these minutes) and Tex Ziadie summarized it by saying that Ms Broom had not been able to get rid of the campers although she had called Kauff's and another company. She also said that she hoped to be able to begin demolition of the house in December and asked if December 15th seemed like a reasonable goal for completing the demolition. Tex Ziadie stated that this seemed very reasonable. She had already gotten two bids on the demolition and was awaiting a third.

There was discussion on the matter by the Board.

Vice-Chairman Raul Saenz made a motion that a penalty of \$50 per day for failure to remove the campers be levied against the property starting October 5, 2011 and running until the property is in compliance by the removal of the campers. Also that a report of Ms Broom's progress on the demolition be brought back to the Board in November. Member Robert Williams seconded the motion. There was additional discussion after which a roll call vote resulted in the motion passing by a vote of 3-2 with Members Bankston and Calvert voting "nay".

Tex Ziadie stated that he had received other E-Mails from Ms Broom earlier in the evening before the meeting. She had asked if the stand alone accessory structure in the rear of the property could be kept and not demolished. Tex responded that Code Compliance had no knowledge of the condition of the building and that unless there was an inspection by the Building Official to determine its viability as a structure, we could not say. Ms Broom agreed to an inspection and it is tentatively set for Thursday, October 6, 2011. Tex will keep the Board updated on any progress or other developments.

5) NEW BUSINESS-CASES

- | | | |
|----|------------|--------------------------------------|
| 1) | Case# | 07-997, 07-480 & 07-1534 |
| | Address: | 489 Lafayette Drive |
| | Owner: | Deutsche Bank National Trust Company |
| | Violation: | Request for Reduction of Fine |

The Bank's representative did not appear. This case was tabled until next month and contact with the representative is made.

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|----|------------|------------------------------------|
| 2) | Case# | 11-579 |
| | Address: | 517 Minola Drive |
| | Owner: | Wayne A. McMullen & Joann M. Price |
| | Violation: | 93-13 Maintenance of Property |

Tex Ziadie reported that this case had been removed from the docket as the property had been brought very close to being in compliance. An inspection by Tex Ziadie on October 3rd had shown that all of the overhanging trees had been cut back to the property line and much of the excessive ground cover removed. Mister McMullen has been given an additional thirty days to remove the rest of the ground cover.

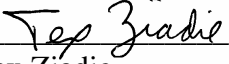
6) Council Liaison Report and Request

Councilwoman Ator was present. She did not have any statement for the Board.

7) Adjournment

There being no further business the meeting was duly adjourned at 7:32 p.m.

Respectfully Submitted:



Tex Ziadie
Code Compliance Officer
Supervisor-Building Department
Acting as Clerk of the Board

Approved as written during meeting of: 11-01-2011

Words ~~stricken through~~ have been deleted. Underscored words represent changes. All other words remain unchanged.

Tex Ziadie

From: Tex Ziadie
Sent: Tuesday, October 04, 2011 5:35 PM
To: Tex Ziadie
Subject: FW: Code Enforcement Board Today

From: Broom, Sonja [<mailto:Sonja.Broom@aa.com>]
Sent: Tuesday, October 04, 2011 4:28 PM
To: Lourdes I. Taveras
Subject: RE: Code Enforcement Board Today

Thanks Lourdes....it has been my plan to attend the meeting. The agenda you sent to my home indicates I am first up. However, I will not be able to attend.

In my absence, if you would please convey the following:

I have never been able to find an entity to take the motor home from the backyard. I have had many leads, someone would take it if all liquids were drained (no problem) but someone else would have to tow it but they needed a title. Went through obtaining a title through the state with proof of me being the Personal Representative and my father's death certificate. Called the person back but now he said I have to gut the inside of the motor home. The Code Enforcement Commissioner who sits in the middle gave me Kauff's as a reference for assistance. I called them some time ago and they gave me two leads – neither of them panned out. After the last failed attempt – I called Kauff's again and this time spoke to Eric the Terminal Manager. He said really no place will accept motor homes because it is costly to separate metal from fiberglass. He is still checking but frankly – I have given up.

We did receive an offer on the property which we felt was lower than what we can accept. So Plan B is to demolish the house (apparently this will also solve getting rid of the vehicles in the back yard as well). Given the process of applying for the various permits – do you think December 15th is doable from Miami Springs perspective – for the house to be leveled? I believe it is enough time for a contractor to arrange the job. We have two quotes and am awaiting a third. One other question I had was – can we leave the rear cement building standing – with the promise to install a proper door and replace the couple of windows to make it look more presentable? We would continue to maintain the lot. It is nearly empty now and would remain empty.

Thank you in advance and I apologize I will not be delivering this information in person.

Sonja Broom

From: Lourdes I. Taveras [<mailto:taverasl@miamisprings-fl.gov>]
Sent: Tuesday, October 04, 2011 10:26 AM
To: Broom, Sonja
Subject: Code Enforcement Board Today

Good morning Ms. Broom,

Just another reminder that today is the meeting, your case is on the agenda, which was mailed to your address.

See you at 7:00 in the Council Chambers at City Hall.

Lourdes Taveras
Code Compliance Officer